



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA  
Chief Executive Officer

March 2, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

Dear Supervisors:

**JOINT RESOLUTIONS BETWEEN THE COUNTY OF LOS ANGELES, VARIOUS  
COUNTY SANITATION DISTRICTS, AND OTHER AFFECTED TAXING ENTITIES  
ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE AS A  
RESULT OF PROPOSED ANNEXATIONS TO COUNTY SANITATION DISTRICTS  
(ANNEXATION NOS. 14-319, 14-354, 14-384, 14-385, 14-386, 14-387, 14-407, 15-284 18-48,  
18-49, 18-50, 20-83, 20-86, 21-716, 21-720, 21-721, AND SCV-280)  
(SUPERVISORIAL DISTRICTS 1, 4, and 5)  
(3 VOTES)**

## **SUBJECT**

This action is to adopt the Negotiated Property Tax Exchange Joint Resolutions associated with the annexation of territories into Los Angeles County Sanitation Districts Nos. 14, 15, 18, 20, 21, and the Santa Clarita Valley County Sanitation District (SCV).

## **IT IS RECOMMENDED THAT YOUR BOARD:**

Approve Joint Resolutions between your Board, County Sanitation Districts Nos. 14, 15, 18, 20, 21, and the Santa Clarita Valley County Sanitation District (SCV), and other affected taxing entities based on the negotiated exchange of property tax revenue related to proposed Annexation Nos. 14-354, 14-385, 14-386, and 14-387 in the City of Lancaster, 14-384, 20-83, and 20-86 in the City of Palmdale, 18-48, 18-49, and 18-50 in the City of La Habra Heights, 21-721 in the City of La Verne, SCV-280 in the City of Santa Clarita, and 14-319 and 14-407 in the unincorporated Antelope Valley, 15-284 in unincorporated Avocado Heights, 21-716 in unincorporated Hacienda Heights, and 21-720 in unincorporated Rowland Heights.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The governing bodies of the affected County Sanitation Districts (Districts) and the respective taxing entities have adopted the attached Joint Resolutions based on the negotiated exchange of property tax revenue related to several proposed annexations to the Districts. The proposed annexations involve residential, vacant, and commercial parcels. The annexations to the Districts will allow the affected territories to obtain off-site sewage disposal services from the Districts.

*"To Enrich Lives Through Effective And Caring Service"*

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Intra-County Correspondence Sent Electronically Only**

In order for the Local Agency Formation Commission (LAFCO) for the County of Los Angeles to proceed with the required hearings on the proposed annexations, your Board, on behalf of the County General Fund, Public Library, Consolidated Fire Protection District, Road District Nos. 1, 4, and 5, Flood Control District, Lighting District No. 1687, and Waterworks District No. 40 must also adopt the attached Joint Resolutions.

### **FISCAL IMPACT/FINANCING**

There is no base transfer of property taxes associated with these annexations. If the annexations are approved, the adopted resolutions will transfer a portion of the annual property tax increment attributable to the annexation areas from the County and the other affected taxing entities to the affected Districts commencing with Fiscal Year 2010-11 or the fiscal year after the effective date(s) of the annexations, if later.

The territories being annexed are located as follows: Annexation Nos. 14-354, 14-385, 14-386, and 14-387 are within the City of Lancaster, 14-384, 20-83, and 20-86 are within the City of Palmdale, 18-48, 18-49, and 18-50 are within the City of La Habra Heights, 21-721 is within the City of La Verne, SCV-280 is within the City of Santa Clarita, 14-319 and 14-407 are within the unincorporated Antelope Valley, 15-284 is within unincorporated Avocado Heights, 21-716 is within unincorporated Hacienda Heights, and 21-720 is within unincorporated Rowland Heights.

The territories being annexed and their impact to the County's share of incremental property taxes for future years are reflected in Attachment A. Each of the affected agencies' shares of the annual property tax increment will be adjusted accordingly. Annexation Nos. 14-385 and 14-386 are located in the City of Lancaster Redevelopment Project Area (RPA) No. 6 and Annexation No. 14-354 is located in the City of Palmdale RPA No. 4. As such, County Sanitation District No. 14 will not receive the negotiated share of the annual tax increment in the respective annexation territories until such time that the affected RPAs are terminated.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to Part 3, Division 3, Title 5 of the California Government Code, commencing with Section 56000, the affected Districts adopted resolutions and filed applications with LAFCO to initiate proceedings for annexation of territory to the Districts.

Section 99 of the Revenue and Taxation Code (R&T Code) requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area or service responsibilities will be altered by such change, must negotiate a reallocation of property tax revenue between the affected agencies, and approve and accept such reallocation by resolution. The Districts and the other independent taxing entities have adopted negotiated Joint Resolutions for the subject annexations, as required by Section 99 of the R&T Code. Adoption of the Joint Resolutions by your Board will allow LAFCO to schedule the required public hearings on the proposed annexations. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposals for annexation.

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The Joint Resolutions have been approved as to form by County Counsel.

**CONCLUSION**

At such time as the recommendation is approved by your Board, please return one copy of this letter and one of each of the original Resolutions to LAFCO, one copy of this letter and one copy of each of the Resolutions to the Chief Executive Office, Office of Unincorporated Area Services, and one copy of this letter and one copy of each of the Resolutions to the Auditor-Controller, Tax Division.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WF:LS  
DSP:JT:ib

Attachments

c: Auditor-Controller  
County Counsel  
Executive Office, Board of Supervisors

**County Sanitation Districts Annexations Nos. 14-319, 14-354, 14-384, 14-385, 14-386, 14-387,  
14-407, 15-284, 18-48, 18-49, 18-50, 20-83, 20-86, 21-716, 21-720, 21-721, and SCV-280.**

**Impact to County Incremental Share**

Sanitation District Annexation No.	TRA	Supervisory District	Location	County Taxing Entities	Adjustment	Loss per \$1,000 of Additional Assessed Value
<b>14-319</b>	09577	5	Unincorporated (Antelope Valley)	General Fund County Library Road District No. 5 Consolidated Fire Prot. Dist. Waterworks District No. 40 Water Wks No. 40 ACO Fund	0.001945288 0.000143202 0.000039196 0.001092923 0.000078203 0.000059785	0.0195 0.0014 0.0004 0.0109 0.0008 0.0006
<b>14-354</b>	02417	5	Lancaster	General Fund County Library Consolidated Fire Prot. Dist. Waterworks District No. 40 Water Wks No. 40 ACO Fund	0.001639495 0.000174605 0.001158812 0.000050251 0.000038417	0.0164 0.0017 0.0116 0.0005 0.0004
<b>14-384</b>	05725	5	Palmdale	General Fund Consolidated Fire Prot. Dist.	0.003064296 0.000113038	0.0306 0.0011
<b>14-385</b>	10218	5	Lancaster	General Fund County Library Consolidated Fire Prot. Dist.	0.002541277 0.000236135 0.001175692	0.0254 0.0024 0.0118
<b>14-386</b>	05878	5	Lancaster	General Fund County Library Consolidated Fire Prot. Dist.	0.002958428 0.000195492 0.001175692	0.0296 0.0020 0.0118
<b>14-387</b>	02417	5	Lancaster	General Fund County Library Consolidated Fire Prot. Dist. Waterworks District No. 40 Water Wks No. 40 ACO Fund	0.00158987 0.00016932 0.001123737 0.00004873 0.000037254	0.0159 0.0017 0.0112 0.0005 0.0004
<b>14-407</b>		5	Unincorporated (Antelope Valley)		No Tax Transfer	
<b>15-284</b>	09726	1	Unincorporated (Avocado Heights)	General Fund County Library Road District No. 1 Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.003536993 0.000254399 0.000063515 0.001907602 0.000018924 0.000107034	0.0354 0.0025 0.0006 0.0191 0.0002 0.0011
<b>18-48</b>	03470	4	La Habra Heights	General Fund County Library Flood Control DR IMP Dist. Flood Control Maintenance	0.002921349 0.000209848 0.000015624 0.00008842	0.0292 0.0021 0.0002 0.0009
<b>18-49</b>	06054	4	La Habra Heights	General Fund County Library Flood Control DR IMP Dist. Flood Control Maintenance	0.002974505 0.000212903 0.000015905 0.00009001	0.0297 0.0021 0.0002 0.0009
<b>18-50</b>	03470	4	La Habra Heights	General Fund County Library Flood Control DR IMP Dist. Flood Control Maintenance	0.002921349 0.000209848 0.000015624 0.00008842	0.0292 0.0021 0.0002 0.0009
<b>20-83</b>	07054	5	Palmdale	General Fund Consolidated Fire Prot. Dist.	0.002461919 0.001744316	0.0246 0.0174

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14-407, 15-284, 18-48, 18-49, 18-50, 20-83, 20-86, 21-716, 21-720, 21-721, and SCV-280.**

**Impact to County Incremental Share**

<b>Sanitation District Annexation No.</b>	<b>TRA</b>	<b>Supervisory District</b>	<b>Location</b>	<b>County Taxing Entities</b>	<b>Adjustment</b>	<b>Loss per \$1,000 of Additional Assessed Value</b>
<b>20-86</b>	01815	5	Palmdale	General Fund Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.002597315 0.00169664 0.000017155 0.000097089	0.0260 0.0170 0.0002 0.0010
<b>21-716</b>	06263	4	Unincorporated (Hacienda Heights)	General Fund County Library Road District No. 4 Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.002619131 0.000186166 0.00004603 0.001382681 0.000013999 0.000079224	0.0262 0.0019 0.0005 0.0138 0.0001 0.0008
<b>21-720</b>	02399	4	Unincorporated (Rowland Heights)	General Fund County Library Road District No. 4 Consolidated Fire Prot. Dist. County Lighting Dist No. 1687 Flood Control DR IMP Dist. Flood Control Maintenance	0.002674096 0.000193657 0.000047605 0.001429994 0.000053648 0.000014661 0.000082974	0.0267 0.0019 0.0005 0.0143 0.0001 0.0001 0.0008
	08273	4	Unincorporated (Rowland Heights)	General Fund County Library Road District No. 4 Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.002744159 0.000193657 0.000047605 0.001429994 0.000014661 0.000082974	0.0274 0.0019 0.0005 0.0143 0.0001 0.0008
<b>21-721</b>	05086	5	La Verne	General Fund County Library Flood Control DR IMP Dist. Flood Control Maintenance	0.00236224 0.000171719 0.000012642 0.000071547	0.0236 0.0017 0.0001 0.0001
<b>SCV-280</b>	00218	5	Santa Clarita	General Fund County Library Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.003989879 0.000381867 0.003041925 0.000027705 0.000156789	0.0399 0.0038 0.0304 0.0003 0.0016
	00219	5	Santa Clarita	General Fund County Library Consolidated Fire Prot. Dist. Flood Control DR IMP Dist. Flood Control Maintenance	0.004003552 0.000382837 0.003050824 0.000027794 0.000157294	0.0400 0.0038 0.0305 0.0003 0.0016